



## **EXPLANATORY NOTE**

### **BY-LAW 2012-144**

#### **A By-law to amend By-law 2237, as amended**

**1691126 Ontario Inc. (Liberty Development Corporation)  
7171 Yonge St  
CON 1 PT LOT 27 RS64R3906 PART 3 PLAN 10327 PART LOT 18**

#### **Lands Affected**

The by-law amendment applies to lands located on the north east corner of Yonge Street and Meadowview Drive, in Thornhill.

#### **Existing Zoning**

The lands subject to this By-law are presently zoned Community Amenity Area One (Hold 3) [CA1(H3)] by By-law 2237 as amended.

#### **Purpose and Effect**

The purpose of this By-law is to remove the H3 provision appended to the zoning on the subject lands to permit development of two high-rise residential towers.

The following conditions must be met prior to removal of H3 provision:

- Removal of the H1 and H2 provisions;
- Submission of updated transportation impact/monitoring study, to the satisfaction of the Director of Engineering in consultation with York Region;
- The Town, in consultation with the Region, is satisfied that sufficient servicing capacity is available and has adopted a resolution granting additional servicing capacity to provide for the number of dwelling units permitted;
- The final design is completed or construction is commenced for the Yonge Street BRT, or the funding for the Yonge Street subway extension has been confirmed;
- The total density for all uses on the site, both existing and permitted by the lifting of the H3 provision, shall be a minimum density of 2.5 FSI.

The H1 and H2 provisions were lifted in 2011. The conditions relating to a transportation impact/monitoring study have been addressed through clauses in the Phase 1 Site Plan Agreement. Servicing capacity in the local sanitary sewer system will be addressed through construction of a new sewer main along Dudley Avenue that is being constructed concurrently with this development. Council has adopted a resolution granting Regional servicing allocation to the development. The conditions relating to design and construction of the Yonge Street BRT or funding for the subway extension have been addressed through requirements for enhanced Transportation Demand Management strategies, which have been implemented through clauses in the Phase 1 Site Plan Agreement. The total development density on the site is just under 3.5 FSI.

The effect of the By-law is to permit the construction of 521 residential units in two high-rise towers fronting Meadowview Drive.



## BY-LAW 2012-144

*(A By-law to amend By-law 2237, as amended,  
to remove the (H3) holding provision from 7171 Yonge Street)*

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THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

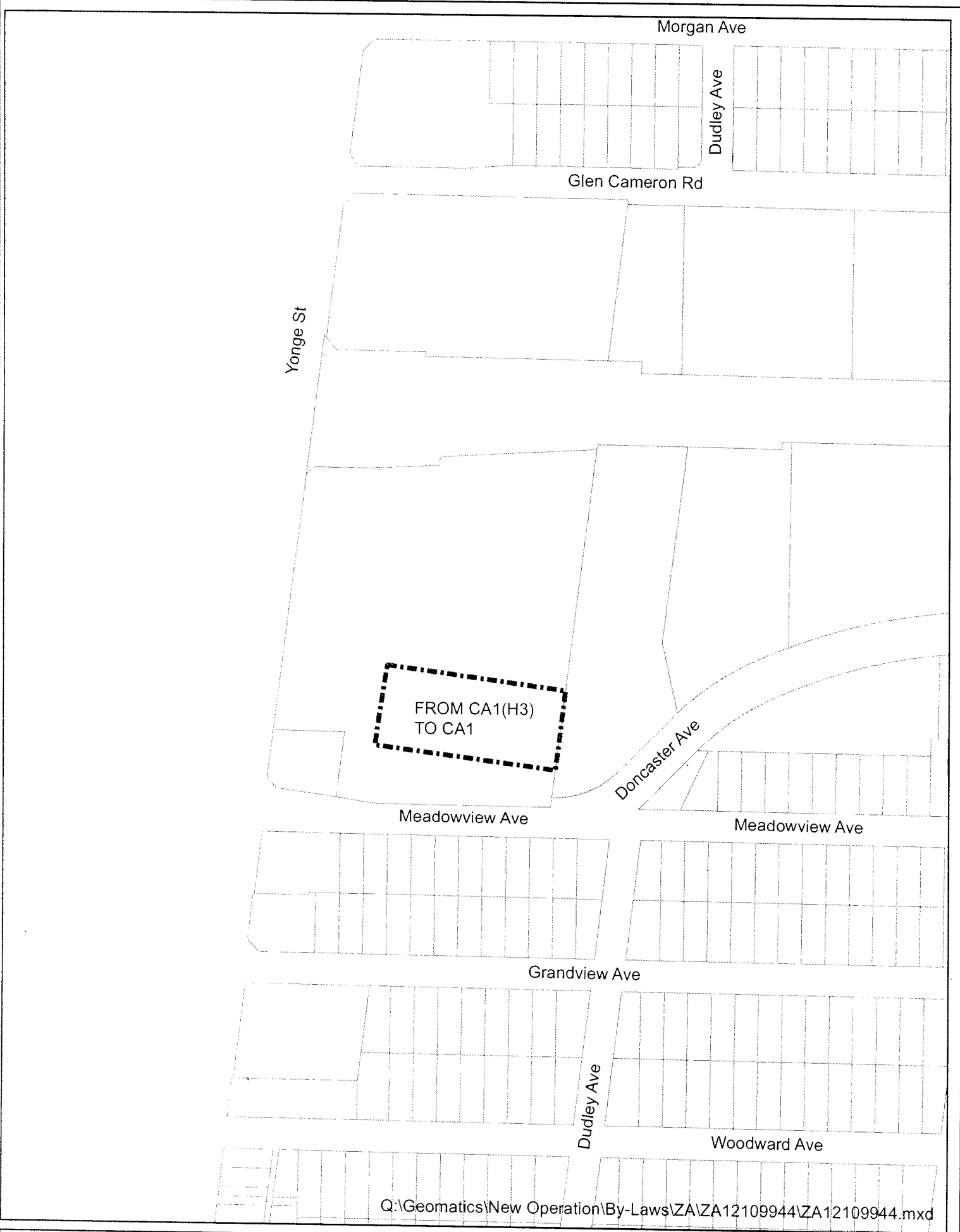
1. That By-law 2237, as amended, is hereby further amended as follows:
  - 1.1 By rezoning the lands shown on Schedule 'A' attached hereto, as follows:

From Community Amenity Area One (Hold 3) [CA1(H3)]  
To Community Amenity Area One [CA1]
2. All other provisions of By-law 2237, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
26<sup>TH</sup> AND 27<sup>TH</sup> DAY OF JUNE, 2012.

  
KIMBERLEY KITTERINGHAM  
TOWN CLERK

  
FRANK SCARPITTI  
MAYOR



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BY-LAW SCHEDULE " A" TO AMEND BY-LAW 2237

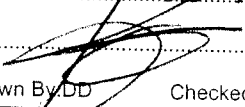
 BOUNDARY OF AREA COVERED BY THIS BY-LAW SCHEDULE

 COMMUNITY AMENITY AREA  HOLDING PROVISION

BY-LAW AMENDMENT No. 2012-144 PASSED JUNE 26<sup>th</sup> AND JUNE 27<sup>th</sup>, 2012



(MAYOR)



(CLERK)

MARKHAM DEVELOPMENT SERVICES COMMISSION

Drawn By: DD

Checked By: RB

DATE: 06/18/12

NOTE: This Schedule should be read in conjunction with the signed original By-Law filed with the Town of Markham.